First Security Bank

B3900-1

Idaho Construction Report

Volume 38, Number 8 Dr. Kelly K. Matthews—Economist *August 1991*

Idaho's construction industry in August maintained the pattern of the prior three months—booming single-family activity but sluggish commercial construction. Total single-family permits in August at 421 was the fifth consecutive month of permits exceeding the 400 level. In contrast, there were only two such months in 1990: March and May. New homes in Ada County accounted for 174 permits (or 41 percent of the entire state), but other areas of significant activity included Canyon County with 56 permits, Kootenai County's 43 permits, and 54 permits in Bonneville County. Regrettably, the jump in residential building is not evenly distributed throughout Idaho. In August, there were 22 out of the total 56 locations not issuing any single-family permits; on a year-to-date basis, however, only 7 locations have recorded no single-family construction, compared with 10 in the first eight months of 1990.

The $6.4 million in nonresidential building constituted the lowest monthly aggregate since February 1990. While several larger projects (particularly in Ada County) have been announced and are expected to commence construction prior to the end of the year, the caution reflected by reduced totals does have somewhat of a silver lining. Economic weakness in many states across the country characteristically can be traced to overbuilding and excess capacity in commercial real estate. Fortunately, even given the rapid commercial construction gains experienced in past years, Idaho has undergone minimal overdevelopment or weakness in commercial real estate. Accordingly, careful evaluation of the market and anticipated demand is essential to avoiding the adverse conditions prevailing in numerous other cities.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in August was $63,382,658, or 29.2 percent below August 1990. *NEW RESIDENTIAL CONSTRUCTION* for 622 new dwelling units totaled $41,716,101, an increase of 12.5 percent in number and an increase of 4.9 percent in value compared with a year ago. For eight months cumulative, new residential construction reached $284.6 million (+1.3%). Included in August's total residential permits were 421 single family (+12%), 110 multi-family (+18.3%), and 91 mobile-home (+8.3%) permits. *NEW NONRESIDENTIAL CONSTRUCTION* plunged 79.8 percent from last year to $6,405,446, with an eight-month aggregate of $100,530,915. In addition, *ALTERATIONS AND REPAIRS* in August totaling $15,261,111 dropped 15.4 percent.

Building Permit Construction Summary

	August	% Chg	Eight Months	% Chg
Total New Dwelling Units	622	+ 12.5	3,990	+ 0.9
Single-Family	421	+ 12.0	2,885	+ 9.4
Multi-Family	110	+ 18.3	506	- 33.9
Mobile Homes	91	+ 8.3	599	+ 9.5
Total Residential Value	$ 41,716,101	+ 4.9	$ 284,610,330	+ 1.3
Single-Family	36,743,398	+ 1.7	259,022,253	+ 6.5
Multi-Family	4,308,711	+ 41.0	20,124,027	- 40.4
Mobile Homes	663,992	+ 18.9	5,464,050	+ 40.2
Nonresidential Value	6,405,446	- 79.8	100,530,825	- 26.9
Alterations & Repair Value	15,261,111	- 15.4	116,536,915	- 15.3
TOTAL CONSTRUCTION VALUE	**$ 63,382,658**	**- 29.2**	**$ 501,678,070**	**- 9.8**

IDAHO CONSTRUCTION REPORT

AUGUST 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry			NO PERMITS ISSUED			$0
Coeur d'Alene	58	72	2,792,609	0	620,901	3,413,510
Kootenai County Un	60	140	3,510,463	780,452	155,511	4,446,426
Craigmont	0	2	0	1,000	2,000	3,000
Grangeville	0	14	0	1,728	119,094	120,822
Lewiston	9	74	600,531	92,000	234,735	927,266
Nez Perce County Un	7	11	591,527	85,800	16,206	693,533
Moscow	7	53	653,427	0	179,639	833,066
Latah County Un	8	16	254,144	0	74,559	328,703
Orofino	0	12	0	0	34,500	34,500
Osburn	0	8	0	1,200	8,559	9,759
Sandpoint	11	19	449,022	627,400	67,000	1,143,422
St. Maries	1	11	8,000	108,000	52,282	168,282
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	161	432	$8,859,723	$1,697,580	$1,564,986	$12,122,289
Boise City	131	1,590	$8,853,047	$665,600	$7,068,838	$16,587,485
Meridian	52	82	3,233,831	13,358	152,536	3,399,725
Ada County Un	48	132	3,957,920	59,322	258,661	4,275,903
Caldwell	4	11	221,887	0	1,432,025	1,653,912
Canyon County Un	44	82	2,711,217	442,317	346,562	3,500,096
Nampa	32	81	2,050,745	129,927	389,707	2,570,379
Emmett	1	15	88,000	379,302	68,578	535,880
Gooding	0	2	0	0	6,000	6,000
Hailey	11	22	833,280	27,800	32,305	893,385
Ketchum	2	13	745,000	395,000	589,650	1,729,650
Sun Valley	2	10	390,000	0	240,516	630,516
Blaine County Un	9	26	1,283,673	154,782	212,000	1,650,455
Jerome	0	3	0	0	17,300	17,300
Mountain Home	2	18	44,150	0	57,898	102,048
Payette	0	7	0	4,400	125,400	129,800
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	10	40	977,022	527,396	496,149	2,000,567
Twin Falls County Un	6	17	208,098	0	100,492	308,590
Weiser	0	14	0	0	86,408	86,408
TOTAL SOUTHWESTERN	354	2,165	$25,597,870	$2,799,204	$11,681,025	$40,078,099
Blackfoot	3	3	$240,000	$0	$0	$240,000
Bingham County Un	12	24	247,000	57,800	55,000	359,800
Idaho Falls	35	140	2,941,105	203,108	666,740	3,810,953
Ammon	2	5	196,338	1,146	3,603	201,087
Bonneville County Un	20	38	1,591,102	189,340	118,750	1,899,192
Rexburg	1	10	180,051	194,689	71,850	446,590
Rigby	0	4	0	0	91,000	91,000
Jefferson County Un	8	25	356,937	264,700	20,000	641,637
Salmon	1	7	0	1,000	72,263	73,263
Lemhi County Un	3	11	30,000	14,500	115,600	160,100
St. Anthony	0	11	0	0	22,750	22,750
TOTAL EASTERN	85	278	$5,782,533	$926,283	$1,237,556	$7,946,372
American Falls	2	6	$12,000	$75,000	$13,000	$100,000
Power County Un	1	3	30,000	6,000	0	36,000
Burley	0	1	0	5,000	0	5,000
Chubbuck	1	7	78,000	52,800	9,850	140,650
Montpelier	0	13	0	0	96,300	96,300
Pocatello	9	48	861,632	15,000	409,135	1,285,767
Bannock County Un	4	13	338,737	153,262	68,525	560,524
Preston	1	2	80,100	0	14,000	94,100
Franklin County Un			NO PERMITS ISSUED			0
Rupert	1	17	66,006	0	53,600	119,606
Minidoka County Un	3	18	9,500	605,317	62,088	676,905
Soda Springs	0	13	0	70,000	51,046	121,046
TOTAL SOUTHEASTERN	22	141	$1,475,975	$982,379	$777,544	$3,235,898
TOTAL 56 LOCATIONS	622	3,016	$41,716,101	$6,405,446	$15,261,111	$63,382,658

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

EIGHT MONTHS CUMULATIVE 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	2	18	$120,000	$0	$133,450	$253,450
Coeur d'Alene	215	563	14,344,396	6,601,751	4,813,534	25,759,681
Kootenai County Un	322	768	21,230,270	6,821,057	2,052,424	30,103,751
Craigmont	1	6	39,900	11,000	9,000	59,900
Grangeville	1	82	88,232	119,234	536,001	743,467
Lewiston	58	706	4,108,495	2,616,082	8,053,898	14,778,475
Nez Perce County Un	17	75	1,295,899	12,358,892	526,670	14,181,461
Moscow	44	254	3,204,128	0	1,418,143	4,622,271
Latah County Un	41	94	2,041,530	72,756	397,207	2,511,493
Orofino	3	99	113,000	12,000	298,730	423,730
Osburn	0	43	0	21,813	98,199	120,012
Sandpoint	28	93	1,587,268	787,400	1,057,533	3,432,201
St. Maries	9	71	163,400	113,276	339,676	616,352
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	741	2,872	$48,336,518	$29,535,261	$19,734,465	$97,606,244
Boise City	834	10,049	$67,706,493	$12,215,169	$50,103,509	$130,025,171
Meridian	296	510	18,757,124	5,132,971	1,415,153	25,305,248
Ada County Un	376	955	31,073,298	2,589,802	5,603,089	39,266,189
Caldwell	27	108	1,602,257	3,532,359	1,917,206	7,051,822
Canyon County Un	257	438	15,940,424	4,767,708	1,936,550	22,644,682
Nampa	164	490	10,188,039	2,964,642	3,779,537	16,932,218
Emmett	28	255	2,323,350	566,846	1,585,500	4,475,696
Gooding	6	17	213,037	6,000	123,250	342,287
Hailey	76	193	6,032,723	1,496,035	562,365	8,091,123
Ketchum	22	93	5,632,000	2,574,000	2,491,050	10,697,050
Sun Valley	9	67	3,008,500	13,000	2,062,630	5,084,130
Blaine County Un	59	125	13,749,663	1,031,782	1,571,600	16,353,045
Jerome	2	51	95,000	30,100	158,278	283,378
Mountain Home	9	87	343,826	27,000	241,166	611,992
Payette	16	42	525,970	3,780,133	845,663	5,151,766
Shoshone	6	13	237,000	59,000	16,945	312,945
Twin Falls City	100	313	8,365,830	3,451,733	3,961,125	15,778,688
Twin Falls County Un	42	91	1,272,355	102,684	691,598	2,066,637
Weiser	1	39	30,000	260,140	149,698	439,838
TOTAL SOUTHWESTERN	2,330	13,936	$187,096,889	$44,601,104	$79,215,912	$310,913,905
Blackfoot	11	39	$764,000	$331,750	$447,500	$1,543,250
Bingham County Un	92	159	3,394,368	697,990	940,880	5,033,238
Idaho Falls	251	752	18,018,765	2,923,639	7,089,094	28,031,498
Ammon	15	40	1,257,553	10,918,492	331,520	12,507,565
Bonneville County Un	115	247	7,272,656	2,885,943	1,062,812	11,221,411
Rexburg	120	46	4,020,093	194,689	829,000	5,043,782
Rigby	6	25	338,800	68,900	280,400	688,100
Jefferson County Un	82	184	2,974,423	947,318	267,500	4,189,241
Salmon	11	50	30,000	1,000	1,006,622	1,037,622
Lemhi County Un	38	106	507,500	101,050	471,539	1,080,089
St. Anthony	2	30	85,000	0	90,350	175,350
TOTAL EASTERN	743	1,678	$38,663,158	$19,070,771	$12,817,217	$70,551,146
American Falls	10	23	$267,000	$113,000	$69,000	$449,000
Power County Un	13	27	518,500	293,000	40,500	852,000
Burley	4	25	228,500	463,300	233,000	924,800
Chubbuck	12	50	676,881	2,218,435	703,820	3,599,136
Montpelier	0	41	0	30,000	153,893	183,893
Pocatello	68	297	5,316,189	1,556,713	2,078,906	8,951,808
Bannock County Un	28	81	1,906,625	265,792	417,656	2,590,073
Preston	4	14	338,000	504,000	38,400	880,400
Franklin County Un	5	6	228,000	0	500	228,500
Rupert	6	74	202,942	8,360	416,138	627,440
Minidoka County Un	24	90	733,688	1,801,089	485,267	3,020,044
Soda Springs	2	34	97,440	70,000	132,241	299,681
TOTAL SOUTHEASTERN	176	762	$10,513,765	$7,323,689	$4,769,321	$22,606,775
TOTAL 56 LOCATIONS	3,990	19,248	$284,610,330	$100,530,825	$116,536,915	$501,678,070

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

AUGUST 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry			NO PERMITS ISSUED			$0
Coeur d'Alene	20	69	1,441,673	314,000	374,742	2,130,415
Kootenai County Un	44	113	2,735,893	323,649	451,243	3,510,785
Craigmont	0	3	0	0	8,600	8,600
Grangeville	1	8	74,416	15,000	15,944	105,360
Lewiston	6	91	529,876	20,000	459,706	1,009,582
Nez Perce County Un	2	11	293,520	13,000	78,576	385,096
Moscow	7	63	563,587	0	251,937	815,524
Latah County Un	9	20	539,727	26,835	82,766	649,328
Orofino	1	9	8,000	0	33,302	41,302
Osburn	0	20	0	3,000	56,249	59,249
Sandpoint	1	9	98,686	0	29,640	128,326
St. Maries	0	6	0	0	60,678	60,678
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	91	422	$6,285,378	$715,484	$1,903,383	$8,904,245
Boise City	198	1,634	$13,893,795	$21,731,598	$9,528,125	$45,153,518
Meridian	35	59	2,199,622	0	773,419	2,973,041
Ada County Un	32	96	2,319,023	119,598	428,364	2,866,985
Caldwell	2	13	171,388	0	118,740	290,128
Canyon County Un	29	54	1,419,634	61,980	315,022	1,796,636
Nampa	19	62	1,143,102	0	1,029,293	2,172,395
Emmett	1	20	78,949	0	58,767	137,716
Gooding	0	6	0	0	30,066	30,066
Hailey	10	27	984,175	24,285	85,905	1,094,365
Ketchum	4	17	1,111,000	0	902,300	2,013,300
Sun Valley	3	11	1,139,000	53,000	5,800	1,197,800
Blaine County Un	14	22	3,083,000	0	163,000	3,246,000
Jerome	1	3	1,000	0	2,000	3,000
Mountain Home	1	7	74,416	0	22,604	97,020
Payette	0	4	0	6,800	15,000	21,800
Shoshone	0	1	0	0	3,000	3,000
Twin Falls City	9	52	570,116	1,846,982	566,453	2,983,551
Twin Falls County Un	6	11	93,130	0	62,366	155,496
Weiser	2	12	81,950	10,000	76,126	168,076
TOTAL SOUTHWESTERN	366	2,111	$28,363,300	$23,854,243	$14,186,350	$66,403,893
Blackfoot	0	4	$0	$60,000	$48,500	$108,500
Bingham County Un	14	28	434,700	404,800	86,000	925,500
Idaho Falls	26	105	1,928,260	5,267,992	812,963	8,009,215
Ammon	0	6	0	8,525	8,025	16,550
Bonneville County Un	11	32	430,576	757,440	100,466	1,288,482
Rexburg	1	2	80,000	80,000	0	160,000
Rigby	2	3	140,000	0	1,500	141,500
Jefferson County Un	11	29	222,500	174,577	13,200	410,277
Salmon	2	4	113,800	0	6,500	120,300
Lemhi County Un	3	9	55,000	52,800	10,000	117,800
St. Anthony	0	4	0	0	21,500	21,500
TOTAL EASTERN	70	226	$3,404,836	$6,806,134	$1,108,654	$11,319,624
American Falls	0	5	$0	$106,600	$0	$106,600
Power County Un	2	4	256,000	23,000	0	279,000
Burley	3	8	375,794	12,900	600	389,294
Chubbuck	0	7	0	0	16,400	16,400
Montpelier	0	8	0	9,100	0	9,100
Pocatello	4	44	241,000	95,288	568,908	905,196
Bannock County Un	8	15	398,793	0	108,750	507,543
Preston	2	3	213,709	15,000	0	228,709
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	14	0	76,340	35,700	112,040
Minidoka County Un	6	18	173,964	22,500	92,790	289,254
Soda Springs	1	6	47,520	0	13,520	61,040
TOTAL SOUTHEASTERN	26	132	$1,706,780	$360,728	$836,668	$2,904,176
TOTAL 56 LOCATIONS	553	2,891	$39,760,294	$31,736,589	$18,035,055	$89,531,938

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

EIGHT MONTHS CUMULATIVE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	2	13	$133,000	$0	$67,000	$200,000
Coeur d'Alene	92	381	6,525,896	8,689,707	3,390,456	18,606,059
Kootenai County Un	260	606	14,855,816	3,903,508	2,565,118	21,324,442
Craigmont	0	13	0	10,500	23,655	34,155
Grangeville	36	63	1,523,292	57,879	173,372	1,754,543
Lewiston	45	721	3,307,893	1,482,778	3,850,808	8,641,479
Nez Perce County Un	12	92	910,356	2,702,874	971,668	4,584,898
Moscow	34	280	3,353,159	34,700	7,158,611	10,546,470
Latah County Un	35	116	1,368,840	142,335	947,820	2,458,995
Orofino	3	96	109,000	35,000	352,713	496,713
Osburn	3	45	0	49,272	129,892	179,164
Sandpoint	122	93	3,367,044	5,500,000	514,474	9,381,518
St. Maries	2	99	83,878	336,191	456,875	876,944
Benewah County Un	0	8	0	6,030	66,100	72,130
TOTAL NORTHERN	646	2,626	$35,538,174	$22,950,774	$20,668,562	$79,157,510
Boise City	1,153	10,117	$76,142,166	$50,498,152	$72,201,409	$198,841,727
Meridian	194	337	12,530,180	2,392,596	2,156,878	17,079,654
Ada County Un	314	783	23,713,123	4,613,448	3,184,002	31,510,573
Caldwell	62	110	1,765,602	7,330,669	896,832	9,993,103
Canyon County Un	210	358	11,616,733	2,258,896	1,329,698	15,205,327
Nampa	106	386	5,937,121	2,130,355	2,997,717	11,065,193
Emmett	8	173	470,927	0	777,002	1,247,929
Gooding	0	18	0	172,300	168,973	341,273
Hailey	104	135	8,091,495	1,118,370	444,335	9,654,200
Ketchum	57	121	15,383,535	4,459,000	3,108,738	22,951,273
Sun Valley	56	119	15,933,000	187,000	1,892,300	18,012,300
Blaine County Un	102	153	22,027,491	606,025	2,195,800	24,829,316
Jerome	7	41	27,000	0	78,642	105,642
Mountain Home	20	118	1,001,226	40,000	506,383	1,547,609
Payette	6	25	102,000	27,100	703,349	832,449
Shoshone	0	6	0	6,700	107,000	113,700
Twin Falls City	81	311	5,836,693	3,939,948	5,579,678	15,356,319
Twin Falls County Un	72	78	1,739,898	212,467	343,207	2,295,572
Weiser	7	85	189,950	627,000	456,908	1,273,858
TOTAL SOUTHWESTERN	2,559	13,474	$202,508,140	$80,620,026	$99,128,851	$382,257,017
Blackfoot	1	42	$114,000	$415,700	$378,089	$907,789
Bingham County Un	80	158	2,891,050	7,296,400	1,095,621	11,283,071
Idaho Falls	258	657	19,153,200	10,144,511	4,312,546	33,610,257
Ammon	6	26	543,771	21,965	99,372	665,108
Bonneville County Un	110	246	5,287,477	2,357,725	836,965	8,482,167
Rexburg	10	33	645,200	1,139,500	185,740	1,970,440
Rigby	4	16	298,000	305,750	11,100	614,850
Jefferson County Un	78	186	2,819,070	4,281,051	1,148,100	8,248,221
Salmon	8	44	212,600	21,500	218,714	452,814
Lemhi County Un	30	85	1,154,502	121,076	269,609	1,545,187
St. Anthony	1	11	10,000	0	41,600	51,600
TOTAL EASTERN	586	1,504	$33,128,870	$26,105,178	$8,597,456	$67,831,504
American Falls	5	38	$203,000	$131,600	$867,580	$1,202,180
Power County Un	7	27	522,800	743,700	17,500	1,284,000
Burley	9	39	883,454	309,400	80,200	1,273,054
Chubbuck	10	34	612,390	32,000	233,340	877,730
Montpelier	0	35	0	32,600	15,502	48,102
Pocatello	61	330	4,337,327	2,194,498	6,382,744	12,914,569
Bannock County Un	18	54	1,037,910	143,000	490,333	1,671,243
Preston	7	19	749,596	1,381,540	31,500	2,162,636
Franklin County Un	4	5	190,000	0	10,000	200,000
Rupert	4	68	82,380	569,863	464,776	1,117,019
Minidoka County Un	33	101	851,576	2,358,770	545,858	3,756,204
Soda Springs	5	29	285,020	31,460	71,483	387,963
TOTAL SOUTHEASTERN	163	779	$9,755,453	$7,928,431	$9,210,816	$26,894,700
TOTAL 56 LOCATIONS	3,954	18,383	$280,930,637	$137,604,409	$137,605,685	$556,140,731

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

AUGUST 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	8	713,626	50	2,078,983	0	0
Kootenai County Un	35	3,510,463	0	0	25	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	9	600,531	0	0	0	0
Nez Perce Co Un	7	591,527	0	0	0	0
Moscow	7	653,427	0	0	0	0
Latah County Un	3	254,144	0	0	5	0
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	6	423,972	2	25,000	3	50
St. Maries	0	0	0	0	1	8,000
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	75	$6,747,690	52	$2,103,983	34	$8,050
Boise City	87	7,367,845	44	1,485,202	0	0
Meridian	46	3,161,931	0	0	6	71,900
Ada County Un	41	3,953,120	0	0	7	4,800
Caldwell	4	221,887	0	0	0	0
Canyon County Un	30	2,480,017	0	0	14	231,200
Nampa	22	1,664,009	8	385,436	2	1,300
Emmett	1	88,000	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	5	499,190	6	334,090	0	0
Ketchum	2	745,000	0	0	0	0
Sun Valley	2	390,000	0	0	0	0
Blaine County Un	9	1,283,673	0	0	0	0
Jerome			NO NEW	RESIDENTIAL		
Mountain Home	1	44,150	0	0	1	0
Payette			NO NEW	RESIDENTIAL		
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	10	977,022	0	0	0	0
Twin Falls County Un	3	208,098	0	0	3	0
Weiser			NO NEW	RESIDENTIAL		
TOTAL SOUTHWESTERN	263	$23,083,942	58	$2,204,728	33	$309,200
Blackfoot	3	240,000	0	0	0	0
Bingham County Un	5	156,000	0	0	7	91,000
Idaho Falls	34	2,935,800	0	0	1	5,305
Ammon	2	196,338	0	0	0	0
Bonneville County Un	18	1,549,102	0	0	2	42,000
Rexburg	1	180,051	0	0	0	0
Rigby			NO NEW	RESIDENTIAL		
Jefferson County Un	3	200,000	0	0	5	156,937
Salmon	0	0	0	0	1	0
Lemhi County Un	1	30,000	0	0	2	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	67	$5,487,291	0	$0	18	$295,242
American Falls	0	0	0	0	2	12,000
Power County Un	0	0	0	0	1	30,000
Burley			NO NEW	RESIDENTIAL		
Chubbuck	1	78,000	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	9	861,632	0	0	0	0
Bannock County Un	4	338,737	0	0	0	0
Preston	1	80,100	0	0	0	0
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert	1	66,006	0	0	0	0
Minidoka County Un	0	0	0	0	3	9,500
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	16	$1,424,475	0	$0	6	$51,500
TOTAL 56 LOCATIONS	421	$36,743,398	110	$4,308,711	91	$663,992

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

EIGHT MONTHS 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	2	$120,000	0	$0	0	$0
Coeur d'Alene	145	11,219,050	70	3,125,346	0	0
Kootenai County Un	208	20,655,633	8	574,637	106	0
Craigmont	0	0	0	0	1	39,900
Grangeville	1	88,232	0	0	0	0
Lewiston	43	3,477,082	5	286,301	10	345,112
Nez Perce Co Un	15	1,269,971	2	25,928	0	0
Moscow	32	2,829,171	12	374,957	0	0
Latah County Un	21	2,041,530	0	0	20	0
Orofino	2	113,000	0	0	1	0
Osburn	0	0	0	0	0	0
Sandpoint	21	1,560,218	2	25,000	5	2,050
St. Maries	0	0	0	0	9	163,400
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	490	$43,373,887	99	$4,412,169	152	$550,462
Boise City	656	$61,796,747	178	$5,909,746	0	$0
Meridian	263	18,081,656	6	274,367	27	401,101
Ada County Un	315	31,049,078	0	0	61	24,220
Caldwell	26	1,602,257	0	0	1	0
Canyon County Un	184	15,000,347	0	0	73	940,077
Nampa	132	9,199,235	20	985,004	12	3,800
Emmett	28	2,323,350	0	0	0	0
Gooding	2	136,037	2	71,000	2	6,000
Hailey	46	4,235,943	30	1,796,780	0	0
Ketchum	12	4,577,000	10	1,055,000	0	0
Sun Valley	9	3,008,500	0	0	0	0
Blaine County Un	59	13,749,663	0	0	0	0
Jerome	1	88,000	0	0	1	7,000
Mountain Home	7	343,826	0	0	2	0
Payette	7	335,470	8	180,500	1	10,000
Shoshone	2	57,000	0	0	4	180,000
Twin Falls City	81	7,539,133	12	821,162	7	5,535
Twin Falls County Un	19	1,272,355	0	0	23	0
Weiser	0	0	0	0	1	30,000
TOTAL SOUTHWESTERN	1,849	$174,395,597	266	$11,093,559	215	$1,607,733
Blackfoot	11	$764,000	0	$0	0	$0
Bingham County Un	42	2,603,768	0	0	50	790,600
Idaho Falls	216	16,577,960	27	1,369,000	8	71,805
Ammon	15	1,257,553	0	0	0	0
Bonneville County Un	75	6,524,965	0	0	40	747,691
Rexburg	6	770,794	114	3,249,299	0	0
Rigby	4	333,000	0	0	2	5,800
Jefferson County Un	30	2,185,964	0	0	52	788,459
Salmon	1	30,000	0	0	10	0
Lemhi County Un	17	506,000	0	0	21	1,500
St. Anthony	0	0	0	0	2	85,000
TOTAL EASTERN	417	$31,554,004	141	$4,618,299	185	$2,490,855
American Falls	2	$148,000	0	$0	8	$119,000
Power County Un	3	303,000	0	0	10	215,500
Burley	4	228,500	0	0	0	0
Chubbuck	9	665,581	0	0	3	11,300
Montpelier	0	0	0	0	0	0
Pocatello	68	5,316,189	0	0	0	0
Bannock County Un	23	1,758,225	0	0	5	148,400
Preston	4	338,000	0	0	0	0
Franklin County Un	5	228,000	0	0	0	0
Rupert	2	129,942	0	0	4	73,000
Minidoka County Un	7	485,888	0	0	17	247,800
Soda Springs	2	97,440	0	0	0	0
TOTAL SOUTHEASTERN	129	$9,698,765	0	$0	47	$815,000
TOTAL 56 LOCATIONS	2,885	$259,022,253	506	$20,124,027	599	$5,464,050

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

AUGUST 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alen	13	1,038,976	7	402,697	0	0
Kootenai County Un	31	2,735,893	0	0	13	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville	1	74,416	0	0	0	0
Lewiston	5	501,876	0	0	1	28,000
Nez Perce Co Un	2	293,520	0	0	0	0
Moscow	7	563,587	0	0	0	0
Latah County Un	6	539,727	0	0	3	0
Orofino	0	0	0	0	1	8,000
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	1	98,686	0	0	0	0
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	66	$5,846,681	7	$402,697	18	$36,000
Boise City	118	11,616,540	80	2,277,255	0	0
Meridian	26	2,107,422	0	0	9	92,200
Ada County Un	24	2,316,323	0	0	8	2,700
Caldwell	2	171,388	0	0	0	0
Canyon County Un	18	1,320,234	0	0	11	99,400
Nampa	16	1,065,291	2	77,811	1	0
Emmett	1	78,949	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	10	984,175	0	0	0	0
Ketchum	2	931,000	2	180,000	0	0
Sun Valley	3	1,139,000	0	0	0	0
Blaine County Un	14	3,083,000	0	0	0	0
Jerome	0	0	0	0	1	1,000
Mountain Home	1	74,416	0	0	0	0
Payette			NO NEW	RESIDENTIAL		
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	8	569,396	0	0	1	720
Twin Falls County Un	2	93,130	0	0	4	0
Weiser	1	71,950	0	0	1	10,000
TOTAL SOUTHWESTERN	246	$25,622,214	84	$2,535,066	36	$206,020
Blackfoot			NO NEW	RESIDENTIAL		
Bingham County Un	7	340,700	0	0	7	94,000
Idaho Falls	23	1,795,940	2	117,520	1	14,800
Ammon			NO NEW	RESIDENTIAL		
Bonneville County Un	7	359,128	0	0	4	71,448
Rexburg	1	80,000	0	0	0	0
Rigby	2	140,000	0	0	0	0
Jefferson County Un	2	165,000	0	0	9	57,500
Salmon	1	113,800	0	0	1	0
Lemhi County Un	1	55,000	0	0	2	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	44	$3,049,568	2	$117,520	24	$237,748
American Falls			NO NEW	RESIDENTIAL		
Power County Un	2	256,000	0	0	0	0
Burley	3	375,794	0	0	0	0
Chubbuck			NO NEW	RESIDENTIAL		
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	4	241,000	0	0	0	0
Bannock County Un	6	382,133	0	0	2	16,660
Preston	2	213,709	0	0	0	0
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert			NO NEW	RESIDENTIAL		
Minidoka County Un	2	112,064	0	0	4	61,900
Soda Springs	1	47,520	0	0	0	0
TOTAL SOUTHEASTERN	20	$1,628,220	0	$0	6	$78,560
TOTAL 56 LOCATIONS	376	$36,146,683	93	$3,055,283	84	$558,328

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS — EIGHT MONTHS 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	2	$133,000	0	$0	0	$0
Coeur d'Alene	85	6,123,199	7	402,697	0	0
Kootenai County Un	171	14,292,843	12	562,973	77	0
Craigmont	0	0	0	0	0	0
Grangeville	4	299,960	32	1,223,332	0	0
Lewiston	34	2,817,974	5	330,732	6	159,187
Nez Perce Co Un	12	910,356	0	0	0	0
Moscow	30	3,070,879	4	282,280	0	0
Latah County Un	15	1,366,340	0	0	16	2,500
Orofino	1	77,000	0	0	2	32,000
Osburn	0	0	0	0	3	0
Sandpoint	19	1,335,786	96	2,029,258	7	2,000
St. Maries	1	77,878	0	0	1	6,000
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	374	$30,505,215	156	$4,831,272	112	$201,687
Boise City	740	$64,571,856	413	$11,570,310	0	$0
Meridian	153	11,956,457	6	157,248	35	416,475
Ada County Un	268	23,699,023	0	0	46	14,100
Caldwell	23	1,180,318	34	585,284	5	0
Canyon County Un	131	10,809,157	0	0	79	807,576
Nampa	93	5,756,926	4	173,695	9	6,500
Emmett	8	470,927	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	72	6,732,060	32	1,359,435	0	0
Ketchum	30	9,002,535	27	6,381,000	0	0
Sun Valley	33	11,023,000	23	4,910,000	0	0
Blaine County Un	102	22,027,491	0	0	0	0
Jerome	0	0	0	0	7	27,000
Mountain Home	19	1,001,226	0	0	1	0
Payette	0	0	2	30,000	4	72,000
Shoshone	0	0	0	0	0	0
Twin Falls City	65	5,345,582	8	483,917	8	7,194
Twin Falls County Un	22	1,739,898	0	0	50	0
Weiser	1	71,950	0	0	6	118,000
TOTAL SOUTHWESTERN	1,760	$175,388,406	549	$25,650,889	250	$1,468,845
Blackfoot	0	$0	1	$114,000	0	$0
Bingham County Un	33	2,111,000	0	0	47	780,050
Idaho Falls	202	16,065,040	52	2,991,900	4	96,260
Ammon	6	543,771	0	0	0	0
Bonneville County Un	76	4,942,193	0	0	34	345,284
Rexburg	10	645,200	0	0	0	0
Rigby	4	298,000	0	0	0	0
Jefferson County Un	26	2,266,000	0	0	52	553,070
Salmon	1	113,800	4	98,800	3	0
Lemhi County Un	22	1,133,812	0	0	8	20,690
St. Anthony	0	0	0	0	1	10,000
TOTAL EASTERN	380	$28,118,816	57	$3,204,700	149	$1,805,354
American Falls	2	$176,000	0	$0	3	$27,000
Power County Un	4	486,000	0	0	3	36,800
Burley	9	883,454	0	0	0	0
Chubbuck	10	612,390	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	61	4,337,327	0	0	0	0
Bannock County Un	14	999,169	0	0	4	38,741
Preston	7	749,596	0	0	0	0
Franklin County Un	4	190,000	0	0	0	0
Rupert	1	55,880	0	0	3	26,500
Minidoka County Un	7	462,406	3	96,000	23	293,170
Soda Springs	5	285,020	0	0	0	0
TOTAL SOUTHEASTERN	124	$9,237,242	3	$96,000	36	$422,211
TOTAL 55 LOCATIONS	2,638	$243,249,679	765	$33,782,861	547	$3,898,097

*Compiled by First Security Bank of Idaho, N.A.